



Westfield-Washington Township Advisory Plan Commission (APC) Workshop Meeting

Minutes of the January 24, 2023, APC Workshop Meeting

Presented for approval: February 6, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, January 24, 2023, at Westfield City Services Center.

Active links for this meeting:

[January 24, 2023, APC Agenda & Exhibits](#)

[January 24, 2023, YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Robert Horkay, Mike Johns, Victor McCarty, and Dave Schmitz.

Commissioners Present Virtually: Kelleher and Maue.

Commissioners Absent: Matt Deck and Cindy Spoljaric.

City Staff Present In-Person: Kevin Todd, Director and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the January 17, 2023 Minutes.
Schmitz seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC Workshop rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 2:51](#)

2211-DDP-42

Northpoint, Commerce Park - Lot 3

20376 Commerce Park Drive

Fritz Engineering, LLC requests Detailed Development Plan approval of a 10,000 SF commercial building on 1.37 acres +/- in the Northpoint Planned Unit Development PUD.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

2301-DDP-02

Chatham Commons, Lot 1 & 2

1379 Chatham Commons Boulevard

MAP Westfield II, LLC by Midland Atlantic Properties requests Detailed Development Plan approval of a 2,225 SF Coffee Shop and a 3,200 SF Multi-Tenant Retail Building on 1.47 acres +/- in the Chatham Commons PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented.

Schmitz seconded. Motion passed. Vote 7-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

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WORKSHOP ITEMS

2207-PUD-13 [WORKSHOP]

[YouTube Time: 3:47](#)

Woods Robinson Briggs PUD Amendment II

Generally, at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Workshop discussion.

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard - phoward@westfield.in.gov)

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2301-PUD-01 [CONTINUED]

Westfield Washington Schools PUD

Northeast corner of State Road 32 and Centennial Road

Westfield Washington Schools by Church Church Hittle + Antrim requests a change of zoning for 96.46 acres +/- from the Towne Road Crossing PUD District to the Westfield Washington Schools PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

2301-PUD-02 [CONTINUED]

Grand Park Village PUD, Amendment V

South & adjacent to 186th Street, east of Kinsey Avenue

Grand Communities, LLC by Nelson & Frankenberger, LLC requests to amend the Grand Park Village PUD to permit a seventy-seven (77) unit townhome development on 6.6 acres +/-.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

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REPORTS/COMMENTS:

[*YouTube Time: 1:27:35*](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting.
Schmitz seconded. Motion passed. Vote 7-0.
The meeting adjourned at 8:31 p.m.

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Signature Page for APC Minutes for January 24, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary